

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:

Sheila Moylan

Case No.:

19-22579

Chapter:

13

Judge:

VFP

**NOTICE OF PROPOSED PRIVATE SALE**

\_\_\_\_\_Sheila Moylan\_\_\_\_\_, debtor\_\_\_\_\_, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court, and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk:

50 Walnut Street  
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Vincent F. Papalia on 1/16/2020 at 10:00 a.m., at the United States Bankruptcy Court, courtroom no. 3B, 50 Walnut Street, Newark, New Jersey 07102 (Hearing to be scheduled for at least 28 days from the date of the filing of the notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 73 Minnehaha Blvd., Lake Hiawatha, NJ 07034

Proposed Purchaser: Rosa Gonzalez

Sale price: \$315,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Scott J. Goldstein, Esq.

Amount to be paid: \$2500.00

Services rendered: Representation in sale of real property; two cancelled contracts post-attorney review and inspections

Name of Professional: Jackie Scura

Amount to be paid: \$8174.00

Services rendered: Marketing of property and procuring buyer.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and request for additional information directed to:

Name: Scott J Goldstein

Address: Law Office of Scott J Goldstein LLC  
280 West Main Street, Denville, NJ 07834

Telephone No.: (973) 453-2838

## Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Sheila Moylan  
DebtorCase No. 19-22579-VFP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 38

Date Rcvd: Dec 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 21, 2019.

db #Sheila Moylan, 73 Minnehaha Blvd, Lake Hiawatha, NJ 07034-2614  
r +Jacqueline Scura, Weichert Realtors, 1625 Route 10 East, Morris Plains, NJ 07950-2933  
518320312 ++BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238  
(address filed with court: Bank of America, Attn: Bankruptcy, PO Box 982238, El Paso, TX 79998-2238)  
518320310 Bank Of America, PO Box 15796, Wilmington, DE 19886-5796  
518320311 Bank of America, 4909 Savarese Cir, Tampa, FL 33634-2413  
518385868 +Bank of America, N.A., P O Box 982284, El Paso, TX 79998-2284  
518320314 Brookdale Senior Living Solutions, PO Box 203075, Dallas, TX 75320-3075  
518411167 Capital One, N.A., c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701  
518320317 Cardworks/spruce/viewt, 2900 North Loop W, Houston, TX 77092-8841  
518320319 Chase Card Services, Attn: Bankruptcy, PO Box 15298, Wilmington, DE 19850-5298  
518439067 +Citibank, N.A., 701 East 60th Street North, Sioux Falls, SD 57104-0493  
518320320 Citibank/Shell Oil, Citibank Corp/Centralized Bankruptcy, PO Box 790034, Saint Louis, MO 63179-0034  
518320321 Citibank/Sunoco, Citibank Corp/Centralized Bankruptcy, PO Box 6407, Sioux Falls, SD 57117-6407  
518320322 Edward Moylan Jr., 12 Knotwood Ln, Homosassa, FL 34446-3568  
518363569 +JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487-2853  
518320325 Jpmcb Card, PO Box 15369, Wilmington, DE 19850-5369  
518320326 Kohls/Capital One, Attn: Bankruptcy, PO Box 30285, Salt Lake City, UT 84130-0285  
518320334 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245  
(address filed with court: State of New Jersey, N.J. Division of Taxation Bankruptcy Sec, PO Box 245, Trenton, NJ 08695-0245)  
518320331 Shell/Cbna, PO Box 6497, Sioux Falls, SD 57117-6497  
518320332 Slate Collection Service, Inc, 2509 S Stoughton Rd, Madison, WI 53716-3314  
518320333 Specialized Loan Servicing, 8742 Lucent Blvd Ste 300, Littleton, CO 80129-2386  
518437023 +Specialized Loan Servicing LLC, 8742 Lucent Blvd, Suite 300, Highlands Ranch, Colorado 80129-2386  
518320335 Sunoco/Cbna, PO Box 6497, Sioux Falls, SD 57117-6497  
518320336 Tbm - Genesis Retail, PO Box 4499, Beaverton, OR 97076-4499  
518320337 Twp of Parsippany-Troy Hills, 1001 Parsippany Blvd, Parsippany, NJ 07054-1277

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Dec 20 2019 00:41:54 U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
smg +E-mail/Text: ustregion03.ne.ecf@usdoj.gov Dec 20 2019 00:41:50 United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235  
518320315 E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Dec 20 2019 00:37:53 Capital One, Attn: Bankruptcy, PO Box 30285, Salt Lake City, UT 84130-0285  
518404347 +E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Dec 20 2019 00:50:42 Capital One Bank (USA), N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
518320316 E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Dec 20 2019 00:37:10 Capital One Bank USA N, PO Box 30281, Salt Lake City, UT 84130-0281  
518320318 E-mail/PDF: MerrickBKNotifications@Resurgent.com Dec 20 2019 00:37:41 Carson Smithfield, LLC, PO Box 9216, Old Bethpage, NY 11804-9016  
518320323 E-mail/Text: cio.bncmail@irs.gov Dec 20 2019 00:41:09 Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346  
518320327 +E-mail/Text: bncnotices@becket-lee.com Dec 20 2019 00:40:58 Kohls/capone, N56 W 17000 Ridgewood Dr, Menomonee Falls, WI 53051-7096  
518320328 E-mail/Text: GenesisFS@ebn.phinsolutions.com Dec 20 2019 00:42:54 Mabt - Genesis Retail, Attn: Bankruptcy, PO Box 4477, Beaverton, OR 97076-4401  
518344491 +E-mail/PDF: cbp@onemainfinancial.com Dec 20 2019 00:37:37 OneMain, PO Box 3251, Evansville, IN 47731-3251  
518320329 E-mail/PDF: cbp@onemainfinancial.com Dec 20 2019 00:38:26 Onemain, PO Box 1010, Evansville, IN 47706-1010  
518320330 E-mail/PDF: cbp@onemainfinancial.com Dec 20 2019 00:37:36 Onemain Financial, Attn: Bankruptcy, 601 NW 2nd St # 300, Evansville, IN 47708-1013  
518399675 E-mail/Text: bnc-quantum@quantum3group.com Dec 20 2019 00:41:42 Quantum3 Group LLC as agent for, GFSPL LLC, PO Box 788, Kirkland, WA 98083-0788  
TOTAL: 13

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

518320313\* ++BANK OF AMERICA, PO BOX 982238, EL PASO TX 79998-2238  
(address filed with court: Bank of America, PO Box 982238, El Paso, TX 79998-2238)  
518320324\* Internal Revenue Service, Centralized Insolvency Operation, PO Box 7346, Philadelphia, PA 19101-7346

TOTALS: 0, \* 2, ## 0

District/off: 0312-2

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 38

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\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.  
While the notice was still deliverable, the notice recipient was advised to update its address with the court  
immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 21, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 19, 2019 at the address(es) listed below:

Brian C. Nicholas on behalf of Creditor Specialized Loan Servicing LLC  
bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com  
Denise E. Carlon on behalf of Creditor Specialized Loan Servicing LLC dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Rebecca Ann Solarz on behalf of Creditor Specialized Loan Servicing LLC  
rsolarz@kmlawgroup.com  
Scott J. Goldstein on behalf of Debtor Sheila Moylan sjg@sgoldsteinlaw.com,  
cmecf.sgoldsteinlaw@gmail.com; notices@uprightlaw.com; G31979@notify.cincompass.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6